

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000254 Date Listed: 3/30/92

Copper Bell Bed & Breakfast
Property Name

Pima AZ
County State

Menlo Park MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

fr Subcommittee A. Gee
Signature of the Keeper

3/30/92
Date of Action

=====

Amended Items in Nomination:

Statement of Significance: The Period of Significance is amended to read: c1910-27.

This information was confirmed with Jay Ziemann of the Arizona State historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Copper Bell Bed and Breakfast
historic name Las Piedras Rest Home
other names/site number _____

PART OF: Menlo Park MPS

2. Location

street & number 25 N. Westmoreland Avenue not for publication
city, town Tucson vicinity
state Arizona code AZ county Pima code 019 zip code 85745

3. Classification

| | | | |
|---|---|-------------------------------------|--------------------|
| Ownership of Property | Category of Property | Number of Resources within Property | |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | Contributing | Noncontributing |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district | <u>1</u> | <u>0</u> buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | _____ | _____ sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | _____ | _____ structures |
| | <input type="checkbox"/> object | <u>1</u> | <u>0</u> objects |
| | | | Total |

Name of related multiple property listing:
Boudreaux/Robison House

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official [Signature] Date 2/18/92
State or Federal agency and bureau State Historic Preservation Officer

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Sanitarium - rest home

Current Functions (enter categories from instructions)
Hotel - bed & breakfast

7. Description

Architectural Classification
(enter categories from instructions)

Craftsman Eclectic

Materials (enter categories from instructions)

foundation vesicular basalt
walls vesicular basalt

roof hip, Spanish tile
other

Describe present and historic physical appearance.

SUMMARY

The two story Copper Bell Bed and Breakfast, formerly known as Las Piedras Rest Home, 25 N. Westmoreland Ave. (Survey #7a-1), is one of the earliest buildings built in the McKee Addition, part of today's Menlo Park Neighborhood Survey Area. As one of the three Volcanic Stone Vernacular buildings in the Survey Area, and of six or so surviving structures in Tucson of comparable age using vesicular basalt quarried from A Mountain or other near-by quarries, the Copper Bell Bed and Breakfast is an excellent example of a rare, local property type of buildings sharing a common method of construction using a regionally significant structural material. Considered to be Vernacular, with no discernible architectural style, the building exhibits Craftsman Eclectic tendencies because of its fine workmanship. Located on its original lot, construction on a one story building began somewhat before 1910 by owner-builder Leon Boudreaux. The building was designed by locally prominent architect, Henry O. Jaastad. A substantial addition was made in 1927 when a second story of a different type stone was added. The property also includes an annex to the rear and a residence to the north. The present owners have renovated the interior and undertaken some modifications to the exterior which do not seriously compromise the integrity of the building.

SITE AND SETTING

The Copper Bell Bed and Breakfast is located on its original lots 6, 7 & 8 of block 3 of the McKee Addition, which was recorded in 1906. The building faced what was then called Santa Cruz Avenue, the present Westmoreland Avenue. At the time the building was constructed, there were very few structures in the vicinity and most were Vernacular farmhouses. Also before 1910, the other two significant Volcanic Stone Vernacular buildings were being built; all within close proximity of the A Mountain quarry. The context of the Copper Bell is at present built up, mostly with infill.

CONSTRUCTION

The Copper Bell Bed and Breakfast is constructed of massive vesicular basalt (known as "malapai") walls composed of unsquared pieces of stone without continuous horizontal joint lines. The foundation is also of volcanic stone. According to the

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National Park Service

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present owners, this volcanic stone did not come from the A Mountain quarry. The second story is constructed of a lighter colored, smaller stone in the same uncoursed, rubble masonry pattern. The first floor (above the crawl space), the second floor and roof are of wood frame construction. The roof is hipped and sheathed in Spanish tile. Windows are wood sash; and double hung.

ORIGINAL APPEARANCE

The original first story, purplish volcanic stone portion of the Copper Bell appears to have been a flat roofed, parapet walled structure with a massive stone arched front porch which wrapped around the building to form a porte-cochere to the south. Entry into the building was gained by climbing five concrete steps which radiated in a circular pattern. In 1927 the second story was constructed projecting over the first by bearing on the original, arched covered porch serving the ground floor. The building may have been known as Las Piedras Rest Home at this time. The portion of roof over the porte-cochere became a deck serving the second story rooms. To make the transition between the two types of stone, a band formed of three stone strips, having an almost mosaic like quality, capped the original parapet walls. The second story walls, which functioned like columns between which windows encased in panelling were set, were of the smaller stone which had a lighter, more golden color. Windows on the ground floor were supported by either stone arches or flat lintels. The building was capped with a low, hipped roof of Spanish tile lending a Hispanic quality to the Craftsman influenced stone masonry structure.

ORIGINAL INTERIOR

The original one story floor plan of the building appears to have contained at least a living room, formal dining room, two bedrooms, one bath and a kitchen. Whether the structure served as a residence or a modest scaled rest home at that time is uncertain. No records have been found regarding its original status. The large, sunny dining room had a view to the south through a band of three, overscaled 6/6 double hung windows. There was a large volcanic stone fireplace in the living room and hardwood floors and many built-in features in the building. The historic era second story contained several rooms for tenants plus baths and utility rooms. A wooden staircase was constructed in the northwest corner of the living room to serve the upstairs.

CURRENT APPEARANCE AND ALTERATIONS

The Copper Bell Bed and Breakfast is at present in excellent condition due to the current owners' efforts at remodelling and renovation. Some alterations, departing from the original, have taken place. These include interior renovations to bedrooms and bathrooms, the replacement of the south dining room window wall with windows of a type which is not original and the conversion of the former porte-cochere into a terrace for serving tea. A metal and wood fence has been installed between the arches of the

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National Park Service

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porch. Conversion of the porte-cochere involved installation of a slab on a concrete foundation, an alteration which is visible from Westmoreland Avenue, but which does not constitute a significant compromise to the integrity of the building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance
1905-1941

Significant Dates
-1910

1927

Cultural Affiliation

NA

Significant Person

Architect/Builder

Jaastad, Henrik Olsen (architect)
Boudreaux, Leon (builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE

The Copper Bell Bed and Breakfast is locally significant under National Register Criterion C as an excellent example of an architect designed, comparatively rare Volcanic Stone Vernacular building in the Menlo Park Survey Area. It is one of six or so surviving structures built around 1910 in Tucson, half of which are situated in the Menlo Park Survey Area near the A Mountain quarry which was closed in the 1930's. Although a second story of a different type stone was added in 1927, and several minor modifications have occurred in more recent years, the building conveys a high degree of stone masonry craftsmanship and a high level of integrity of architectural form, massing and materials. Changes have not adversely impacted the predominant structural technology for which the property is considered significant. It is significant for its contribution to architectural development in Tucson from 1905 to 1941.

CHAIN OF OWNERSHIP

A historical chronology presented to the current owners of 25 N. Westmoreland Avenue by Roy H. Long Realty Co. shows that the building served many functions from its founding until the present day. It was known by such names as The Elks Rest Home, the Wilandral Guest Lodge, the Watkins Rest Home and Edna's Christian Boarding Home (a 25 bed sanitorium) among other things. Whether the building always served as such a home is uncertain. Although Leon Boudreaux constructed 101 N. Bella Vista Drive as the family residence before 1910, the family may have moved to 25 N. Westmoreland later. In the mid-1930's, a newspaper article announcing the death of Leon Boudreaux's son, Robert, refers to 25 N. Westmoreland Avenue as the boy's home. No records have been found to clarify whether the family was in residence while running a rest home at that time. Leon Boudreaux's death announcement of November 25, 1950 stated that he had operated Las Piedras Rest Home the last ten years of his life.

See continuation sheet

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WORKMANSHIP

The design and careful stone masonry craftsmanship of the Copperbell Bed and Breakfast can be attributed to the architect, Henry O. Jastad, who designed it and the stone mason(s) who constructed it, supposedly over a period of many years. Henry O. Jaastad was a prominent Tucson architect for fifty years who also served as mayor of Tucson for fourteen years. Born in Norway in 1872, he came to Tucson on his own in 1902 to marry a woman who had moved to the desert because of tuberculosis. He worked as a carpenter until 1908 and then took a course in architecture from International Correspondence Schools. After this, he commenced his practice. At first he designed modest Bungalows and Victorian houses around Armory Park and The West University Neighborhood, but by 1915 his style focused mainly on Spanish derived architecture. He soon was noted for his versatility and his office produced buildings in every conceivable style, most notably in the Mission and Gothic Revival, as well as Pueblo, Art Deco and NeoClassic. During his long years of practice, Mr. Jaastad designed over five hundred projects in Tucson and Arizona. The majority of the projects were commercial and residential, with schools, churches and health facilities solidly represented.

The stone mason who worked on the original first story portion of Las Piedras Rest Home is unknown. However, according to a letter from Leon Boudreaux's son, Sam, a stone mason known as Mr. Kurtz, who lived at the foot of A Mountain, was hired to construct the Boudreaux residence at 101 N. Bella Vista Drive, another of the Volcanic Stone Vernacular buildings in the Menlo Park Neighborhood Survey Area. This same mason may have been involved in the construction of Las Piedras. The Historical Chronology supplied by Roy H. Long Realty Co. credits Manuel Miranda, the mason who also constructed the University of Arizona Gateway, with the construction of the second floor in 1927.

INTEGRITY

Other than minor modifications to the Copper Bell Bed and Breakfast during the non historic era after 1941, there have been no substantive changes to the building to compromise its integrity.

9. Major Bibliographical References

Archival Records, Arizona State Historical Society Library
Arizona Daily Star, October 26, 1962
Capital Times (Madison Wisconsin), October 25, 1955
Letter from Sam Boudreaux, January 9, 1970
Sales Packet, Roy H. Long Realty Co.
Tucson Citizen, March 9, 1981

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property less than one

UTM References

A 112 5101017010 3564760
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

The boundaries of the nominated property are the same as those of tax parcel number 116-21-192B, further described as lots 6, 7 & 8 of block 3 of the McKee Addition

See continuation sheet

Boundary Justification

The boundary includes the lots 6, 7 & 8 defined as originally platted. This is the present and historic extent of the property

See continuation sheet

11. Form Prepared By

name/title Janet Strittmatter, Project Coordinator
 organization Johns & Strittmatter Inc. date February 9, 1992
 street & number 2960 N. Swan, #217 telephone _____
 city or town Tucson state Arizona zip code 85712

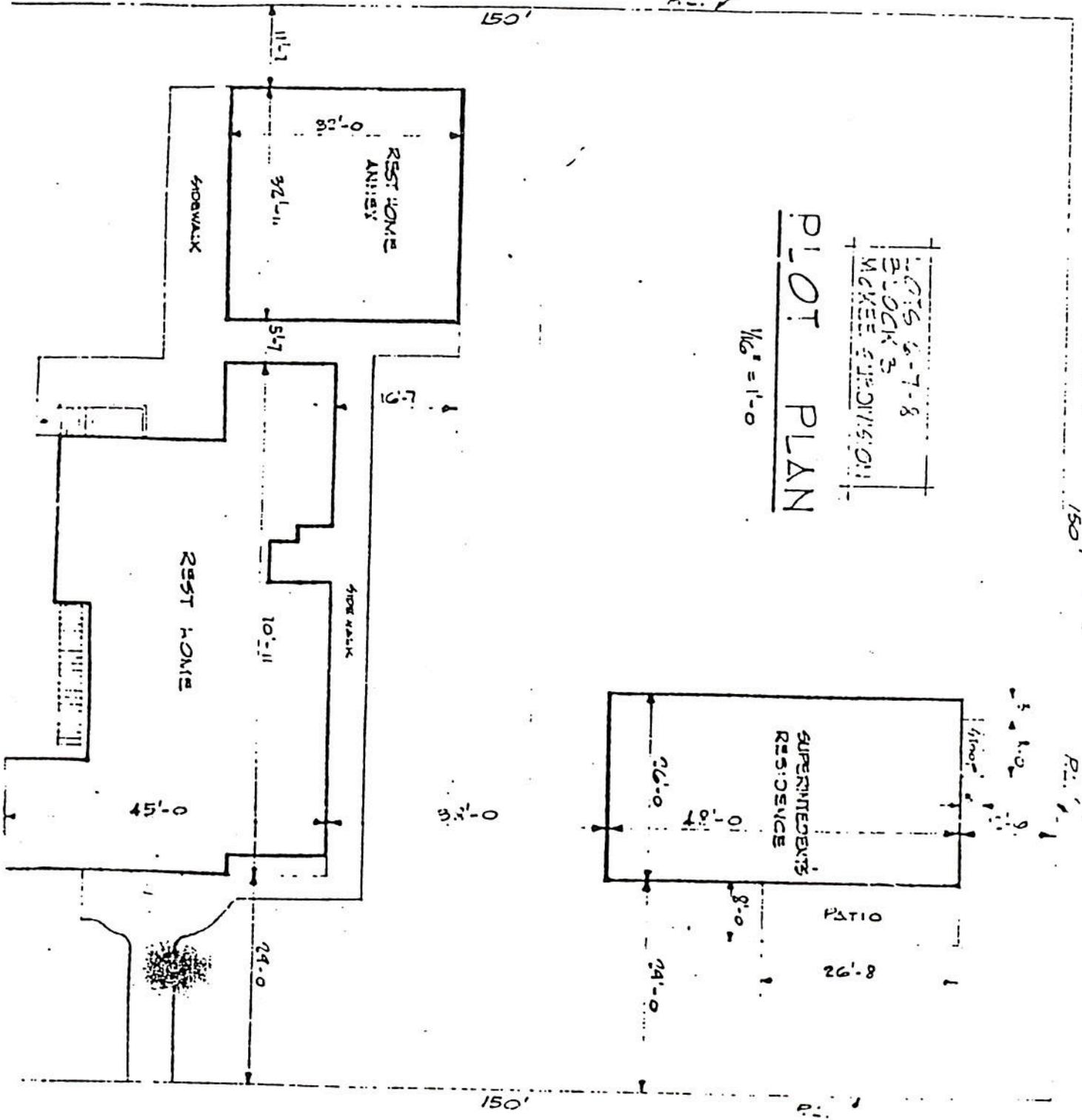
PENNINGTON STREET
150'

P.L. 2

LOTS 6-7-8
BLOCK 3
MCKEE SUBDIVISION

LOT PLAN

1/16" = 1'-0"



3. MCKEE ADDITION

PENNINGTON STREET

NOW PLATTED

MENLO DEMONSTRATION
TOWNHOUSES

LOTS I - II M/P 27/72

192
A

6

192
B

WESTMORELAND AVE.

SUBJECT
PROJ

WESTMORELAND

SILVER BELL AVE.

SILVER BELL

SILVER BELL

50'

150'

25'

150'

50'

50'

50'

50'

50'

50'

50'

50'

25'

150'

WEST

CONGRESS

ST.

196

10

197

11

198

12

199

13

200
B

14

200
C

15

200
D

16



6165 EAST BROADWAY — PH (602) 790-7320
TUCSON, ARIZONA 85711

HISTORICAL
CHRONOLOGY - 25 N. Westmoreland

- 1917 Built by Wm. Wallace Baudreau, Address: West End of Congress St.
Architect- Jaastad
- 1926 Menlo Park, Tucson first Integrated Neighborhood.
- 1927 Top floor built by Manuel Miranda-lived at 400 W. Blemen St.
(in Barrio ElHoyo) also made entrance to U.of A. Gateway
- 1947 Elks Rest Home
- 1953 4-23-53 Application to use existing home as rest home denied
Owher: Mae Williamson
5-26-53 Petition for permit for rest home
7-19-53 Permit granted
Previous name: Las Piedras Rest Home
8-25-53 Owner: Mrs. Veronica Hutton
- 1-28-58 Owners-Mr&Mrs Wm. J. McFadden- Wilandra] Guest Lodge
- 3-28-58 Lawrence & Alice Watkins - Watkins Rest Home
- 2-17-59 Ace Detective Agency Application - Charles J. Frazer
- 9-14-59 7 Wall Heaters Installed
- 8-9-61 Owner-George Patsch, Jr.
- 9-3-63 Installed 9 doors (3'x6')
- 2-17-64 Owner Alice Patsch - Wakis Rest Home
- 12-8-71 Owner E. Siefert
- 2-9-76 Ednas Christian Boarding Home - Sanatorium - 25 beds
Owners John & Edna Tulacy
- 4-18-77 Owner Bert Artz
- 4-26-77 Edna Tulacy Boarding Home
- 8-23-77 Retirement Home.



25 N. WESTMORELAND

Annex Bldg. at rear of Bldg. not visible

Content:

- Page 1. Photo
2. City Map
3. Neighborhood Map
4. Plot Map
5. Real Estate Data
6. Plano-Listing
7. Income/Expense Sheet
8. Mortgage Info
9. Bank Financing
10. Historical Chronology
11. National Register of Historic Places
12. Plot Plan
13. Rear Annex Floor Plan
14. Host List



PHONE (602) 790-7320
6165 E. BROADWAY
TUCSON, ARIZONA 85711



MATT PERRI
Residence 624-9145

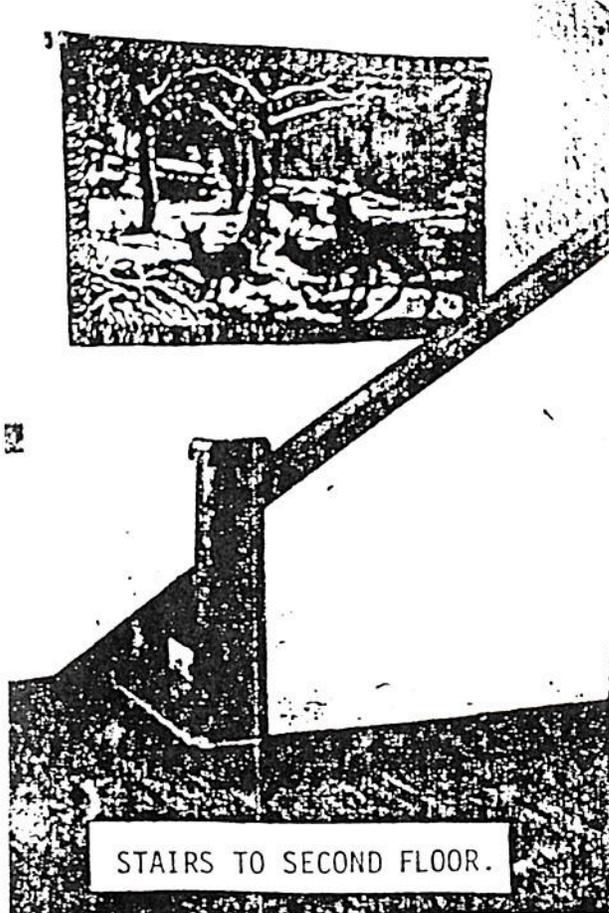




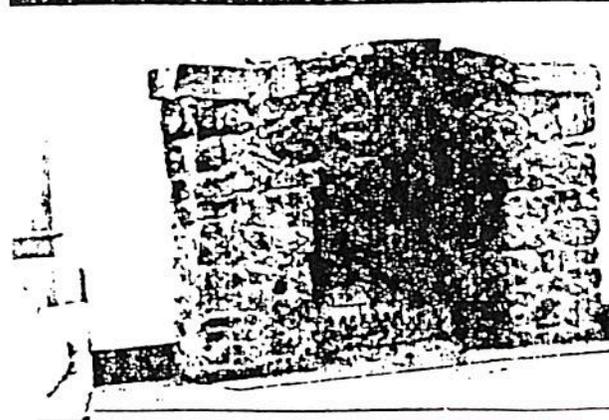
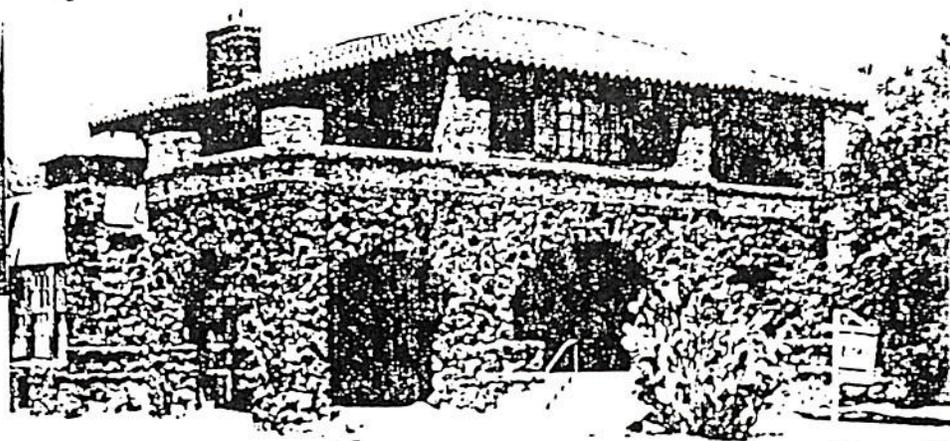
STONE FIREPLACE IN LIVING ROOM.



SOUTH FACING WINDOWS OF DINNING ROOM



STAIRS TO SECOND FLOOR.



STONE FIREPLACE IN LIVING ROOM.



NORTH VIEW WITH ADJACENT NORTH LOT

25 N WESTMORELAND 95745 1200W 141314
 ROY LONG REALTY 790-7320 PERMI, MA 624-9140
 CONGRESS ST & I-10 WEST TO WESTMORELAND N. TO ADDRESS
 MC KEE ADD S 2 LOTS 6,7,8 BLK 3
 MENLO PARK MAXWELL CIRCLE
 75X150 P2 #116-21-1922 88 1400
 TEN UNDISCLOSED 0 N CALL AGENT 35

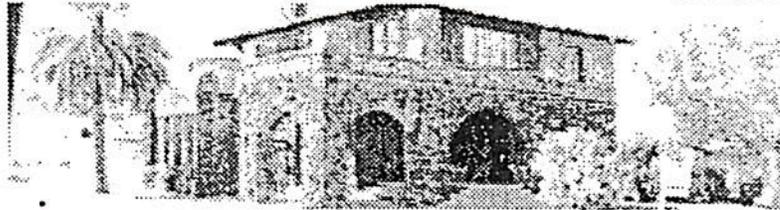
| | | | |
|---------|------------|-------|---------------|
| 15 | 1917 | 2690 | CENTRAL PARKS |
| 12 | 1 | N | REP SWG |
| FORMAL | MAPLE | | CITY Y |
| N | CHAIN LINK | | N MOUNTAIN |
| Y | 0 | 0 | STONE |
| QTRS | CENT | N | MISSION TEE |
| OUTSIDE | N | N | |
| 69000 | | 10000 | |
| Y N Y | | Y N Y | |
| ARM | | CONV | |
| 11.50 | | 11.50 | |
| 1734 | | 188 | |
| PITI | | Pi | |
| 0 | | 6000 | 25% |

ONE OF A KIND 1917 2 STORY ROCK HOUSE, 3075 S.F., MAPLE FLRS
 FIREPLACE, BASEMENT W/ ADDED ANNEX, 1072 S.F. W/ TOTAL 150RS
 12 BAS. NOW USED AS A ROOMING HOUSE. MAIN UNIT IS VACANT. AKA
 HAS 2 RENTALS AT \$600 MO. THIS HAS POTENTIAL INCOME OF
 \$3500 MO INCL. MGR QTR'S GREAT BREAKFAST RSE. HOUSE

**TUCSON BOARD OF REALTORS
MULTIPLE LISTING SERVICE**

\$119,000-

50 L8904890 1 SF+ -3696 G NEW - \$135,000



25 N WESTMORELAND 85745 Xb 1200W T: 141314
ROY LONG REALTY 790-7320 PERRI, MATT 624-9145

D: 1 CONGRESS ST & I-10 WEST TO WESTMORELAND, N. TO ADDRESS.
1/2 MC KEE ADD S 2 LOTS 6,7,8 BLK 3

E: MENLO PARK J: MAXWELL Hi: CHOLLA
L: 75X150 Zon: R2 TC= 116-21-1928 T: 88/1455

Gr: TEN Occ: UNDISCLOSED 0 Ks: N Sht: CALL AGENT
Asses: Agent: 0 Hrs: Fee: / Csq: 3.5

| | | | |
|---------------|------------------|-----------|-----------------------|
| Bd: 15 | Prop: 1917 | Sq: 3696 | Heat: CENTRAL FA-GAS |
| Bath: 12 | Fps: 1 | Horses: N | Elec: TEP Gas: SWG |
| Dr: FORMAL | Flo: MAPLE | | Wat: CITY Sew: Y |
| F: N | Fenc: CHAIN LINK | | Sec: N View: MOUNTAIN |
| Ym: Y | Gar: 0 | Co: 0 | Cons: STONE |
| Gr: QTRS | Evap: CENT A C | N | Roof: MISSION TILE |
| Pool: OUTSIDE | Pool: N | Sp: N | D: W N O: R N Disp: N |

| | | | |
|-----------------|-----------------|------------------|--------|
| Loan1 Ba: 69000 | Loan2 Ba: 10000 | VA: N | FHA: N |
| Assm1 Y L: 1 N | Assm2 Y L: 2 N | Wrap: N | Ocb: Y |
| Qual1 Y | Qual2 Y | Sub: Y | Exc: N |
| Type1 ARM | Type2 CONV | Lease Pch: N | |
| Int1: 11.50 | Int2: 11.50 | New Conv: Y | |
| Pmt1: 1734 | Pmt2: 188 | Buy Dn: N | |
| Inc1: PITI | Inc2: PI | Orch Days: 25000 | |
| Land: 0 | Ass: 56000 | | |

Rm1: ONE OF A KIND 1917 2-STORY ROCK HOUSE, 3696 S.F., MAPLE FLRS
Rm2: FIREPLACE, BASEMENT W/ ADDED ANNEX, 1072 S.F. W/ TOTAL 15 BRS.
Rm3: 12 BAS. NOW USED AS A ROOMING HOUSE. MAIN UNIT IS VACANT, ANNEX
Rm4: HAS 2 RENTALS AT \$600/MO. THIS HAS A POTENTIAL INCOME OF
Rm5: \$3500/MO INCLUD. MGR QTRS. GREAT BED & BREAKFAST HSE/HOSTEL.

LISTING MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

6

| | | | | | | | |
|--|--------------------------|---|--|---|----------------------------------|--|--|
| RICKEE LOT 11 BLK 2 (CDD: 7021/962) | | PAT/PORCH -COVERED | | BLDG SOFT-1259 15.02 | | 64-1111A 8644.32TT | |
| 116-21-1820 | AREA-0150 14-145-13E R 2 | 311-04 L-120-3 CENSUS-4401 75-77 9602-294-5448 TR5-4 | 03-20 DUPLEX CONDITION -AVERAGE EXT WALL -FRAME/BLOCK GRADE -FAIR HEATING -FORCED AIR AIR COND -EVAPORATE | UNIT BLR - 1 CONST YR -1981 FIRE PROTECTED BLDG SOFT-2463 \$1,091-40 15.02 | RECORD: 06-16-82 6803-1085 | 800-1967T 89-0001F 87-1981F 81-8291A 80-1967L 81-8291A 81,768.30TT | |
| *1326 M PENNINGTON TUCSON RICKEE LOT 12 BLK 2 | | | | | | | |

C 11



800-327-1086

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| PARCEL NUMBER OWNER NAME MAILING ADDRESS PROPERTY LOCATION LEGAL DESCRIPTION | TAX AREA | SEC-TWP-RGE ZONING | AREA-GRID LOT-BLK-TR CENSUS TRACT ACRES/FRONT FT TELEPHONE # YES AT PHONE | PROPERTY USE STRUCTURAL INFORMATION | IMPROVEMENT DATA BLDG / POOL SOFT ADDITIONS-AD ASSESSMENT % | SALES DATA DATE LIST BOOK-PAGE FEES RECORD DATE BOOK-1-PAGE | TOTAL FCV -TT LAND FCV -L IMPRV FCV -I TOT ASSES-FA TOT LIEN-EL LTD ASSES-LA TOTAL TAX -TT |
|---|-----------|--------------------|--|--|--|--|--|
| 116-21-1820 DOMINGUEZ SANTIAGO S & DOMINGUEZ MARILIA 1725 1322 W PENNINGTON TUCSON AZ 85745 | AREA-0150 | 14-145-13E R 2 | 311-04 L-120-3 CENSUS-4401 75-77 9602-294-5108 TR5-10 | 01-31 RESID SR FAMILY EXT WALL -BLOCK ROOFING -ASPHLT SHGLES HEATING -FORCED AIR AIR COND -TEMP COOLER PAT/PORCH -COVERED | UNIT BLR - 1 CONST YR -1973 STORIES -1.0 BDRMS -1.0 BATHS -1.0 LIVING AREA-124.0 10.02 | 868,000 11-83 7157-1360 RECORD: 11-14-83 7157-1360 | 854,067T 89-0001F 87-1981F 81-8291A 80-1967L 81-8291A 864,707T |
| *1322 M PENNINGTON TUCSON RICKEE LOT 13 BLK 2 | | | | | | | |
| 116-21-1840 THE M JARBITA 1316 W PENNINGTON TUCSON AZ 85745 | AREA-0150 | 14-145-13E R 2 | 311-04 L-140-3 CENSUS-4401 75-77 9602-622-3950 TR5-7 | 01-31 RESID SR FAMILY EXT WALL -BLOCK ROOFING -ASPHLT SHGLES HEATING -FORCED AIR AIR COND -TEMP COOLER PAT/PORCH -SLAB | UNIT BLR - 1 CONST YR -1969 STORIES -1.0 BDRMS -1.0 BATHS -1.0 LIVING AREA-134.0 10.02 | RECORD: 10-21-87 3104-0365 | 844,067T 89-0001F 87-1981F 81-8291A 80-1967L 81-8291A 8515,247T |
| *1316 M PENNINGTON TUCSON RICKEE LOT 14 BLK 2 (CDD: BKT 5310 PS 144 7-13-76) | | | | | | | |
| 116-21-1850 SANTA CRUZ PARK & LUNA MARIE JT/RS 1304 W PENNINGTON TUCSON AZ 85745 | AREA-0150 | 14-145-13E R 2 | 311-04 L-150-3 CENSUS-4401 150-77 | 01-31 RESID SR FAMILY EXT WALL -BLOCK ROOFING -ASPHLT SHGLES HEATING -FORCED AIR AIR COND -TEMP COOLER PAT/PORCH -COVERED CARPORT -1 CAR | UNIT BLR - 1 CONST YR -1981 STORIES -1.0 BDRMS -1.0 BATHS -1.0 LIVING AREA-144.0 10.02 | 828,000 01-78 5707-0475 RECORD: 05-03-78 5707-0475 | 857,587T 89-0001F 87-1981F 81-8291A 80-1967L 81-8291A 8667,707T |
| *1382 M PENNINGTON TUCSON RICKEE LOTS 15 & 16 BLK 2 | | | | | | | |
| 116-21-192A ART BARTON M & SHIRLEY A JT/RS PO BOX 5040 TUCSON AZ 85740 | AREA-0150 | 14-145-13E | 311-04 L-40-3 CENSUS-4401 112-77 | 01-31 RESID SR FAMILY EXT WALL -BLOCK/PRT ROOFING -ASPHLT SHGLES HEATING -FORCED AIR AIR COND -TEMP COOLER PAT/PORCH -SLAB | UNIT BLR - 1 CONST YR -1986 STORIES -1.0 BDRMS -1.0 BATHS -1.0 LIVING AREA-140.0 10.02 | RECORD: 11-21-86 7416-0052 | 849,467T 89-0001F 87-1981F 81-8291A 80-1967L 81-8291A 8647,277T |
| *35 M WESTONELAND AVE TUCSON RICKEE 12 LOTS 6 7 & 8 BLK 3 | | | | | | | |
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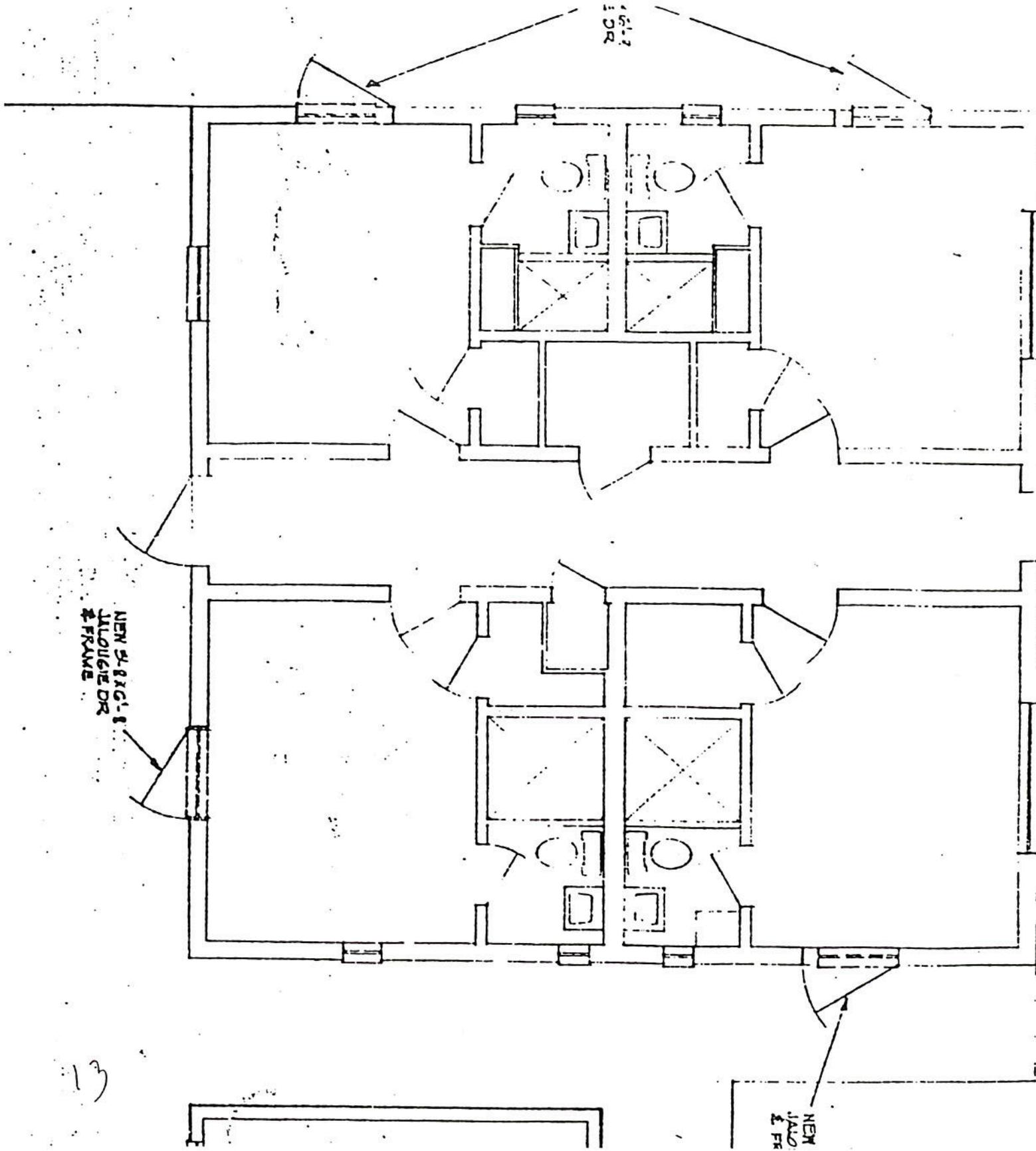
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Henry Jaastad

1. Tucson Citizen
March 2, 1981

The sensitive architect who left a mosaic of styles

By LAWRENCE W. CHEEK
Citizen Staff Writer

"The first thing you have to understand, he was a very sensitive man," Ed Herreras was saying. "He responded to feelings. He understood the true meaning of beauty: soft lines, curved lines . . .

"After he became mayor, he would call me up to his office. We'd talk for a long time. He seemed to need someone to talk to. Sometimes he'd pull out a plat for some new subdivision and show me. 'Huh,' he'd snort. 'Engineers. Engineers! They just don't understand. Why can't they even make a curved street?'"

The sensitive, snorting man was Henry O. Jaastad. He was Tucson's mayor for 14 years; a prominent local architect for 50. Exploring Tucson today, you will uncover more buildings by Jaastad than by Joesler, but it is Joesler who has been canonized; Jaastad forgotten. Yet, of the two, Jaastad was in some ways the more amazing architect.

"Joesler had a very solid academic background," says Harris Sobin, a University of Arizona professor of architecture. "He went by the book. Jaastad was largely self-trained. He didn't know 'the book,' and consequently there were fewer constraints on his work."

Henrik Olsen Jaastad was born in Norway in 1872. There were no architects in the family, but they had been carpenters for generations. A Jaastad constructed the cottage in which Edvard Grieg composed some of his music, a distinction that gave Henrik — or Henry, as it came to be — some pride in his late years.

The Jaastads emigrated to Wisconsin in 1886, and Henry came alone to Tucson in 1902 to marry a woman who had moved here because of tuberculosis. He worked as a carpenter until about 1908, took a course in architecture from International Correspondence Schools, and began his architectural practice. He was not to retire until 1958, at the age of 85.

In his career, Jaastad designed about 35 churches, 50 schools, perhaps 100 homes, and served seven terms (1933-47) as mayor of Tucson.

Politically, he was a parsimonious Democrat. He structured Tucson as a strict cash-and-carry municipality; not one bond issue went before the voters during all his years in office. His honesty became the city's conscience. Herreras, a

long-time friend and colleague, recalls that immediately after the first parking meters hit town, Jaastad parked his familiar white Dodge in front of Litt's Drugstore at Stone and Congress and went inside without paying the meter. After a time a cop appeared. Jaastad strode outside.

"Well, officer, what are you going to do about it?" Jaastad asked.

"I guess I won't do anything, Mr. Mayor."

"You put a ticket on that car. For me, for anyone."

Jaastad's colleagues say he ran his architectural practice the same way. "He

While Joesler was consolidating and synthesizing elements of Spanish Colonial and Pueblo styles to create a distinctive, regional architecture, Jaastad was churning out buildings as variegated as the animals herded into the Ark

made mistakes," says one. "All architects make mistakes. Most of 'em try to crawlfish out of them. When Jaastad made a mistake, he'd go to the contractor and say, 'Look, it's my fault. Don't bother the owner. Bill me for it.'"

Well, what of his architecture?

His first decade or so was no great shakes. He designed dozens of rather shy Victorian and bungalow houses around Armory Park and the West University neighborhood. "This stuff could have been designed by any Scandinavian immigrant carpenter-turned-architect anywhere in America," Sobin says. "It's almost anti-regional."

But around 1915, something began to click. It may have been the influence of a young collaborator in Jaastad's firm, or the inspiration of the Panama-California Exposition in San Diego. Whatever the stimulus, Jaastad began to wax eclectic

and romantic. And the grace of the Spanish-derived architecture that began flowing from this straight-arrow Norwegian is simply amazing.

In 1915 came the Nogales, Ariz., City Hall. It's an architectural riot, an eye-boggling mongrel of Mission Revival, Spanish Colonial, Italianate Victorian, and Insect Anatomy architecture. Weird but cute.

Only four years later, however, with the design of Tucson's Safford School, Jaastad seemed to reach artistic maturity. The building is no perfect model of the Mission Revival style — oh, its wings stretch out a little too long and thick, its fenestration suggests bureaucracy sooner than romance, and its twin endpieces want more elaborate decoration — but it is a very adept marriage of old-world frugality and gentle, feminine graciousness. And it's easily the most beautiful school building in Tucson.

Between the 'teens and the 'fifties, Jaastad's office produced buildings in every conceivable style, with the conspicuous exception of the modern movement. While Joesler was consolidating and synthesizing elements of Spanish Colonial and Pueblo styles to create a distinctive, regional architecture, Jaastad was churning out buildings as variegated as the animals herded into the Ark.

For a taste of his versatility, compare two Jaastad churches separated barely by spitting distance: the neoclassical Methodist Episcopal Church at 745 E. University Blvd. (now Dooley's, a nightclub) and Grace Evangelical Lutheran, 830 N. First Ave.

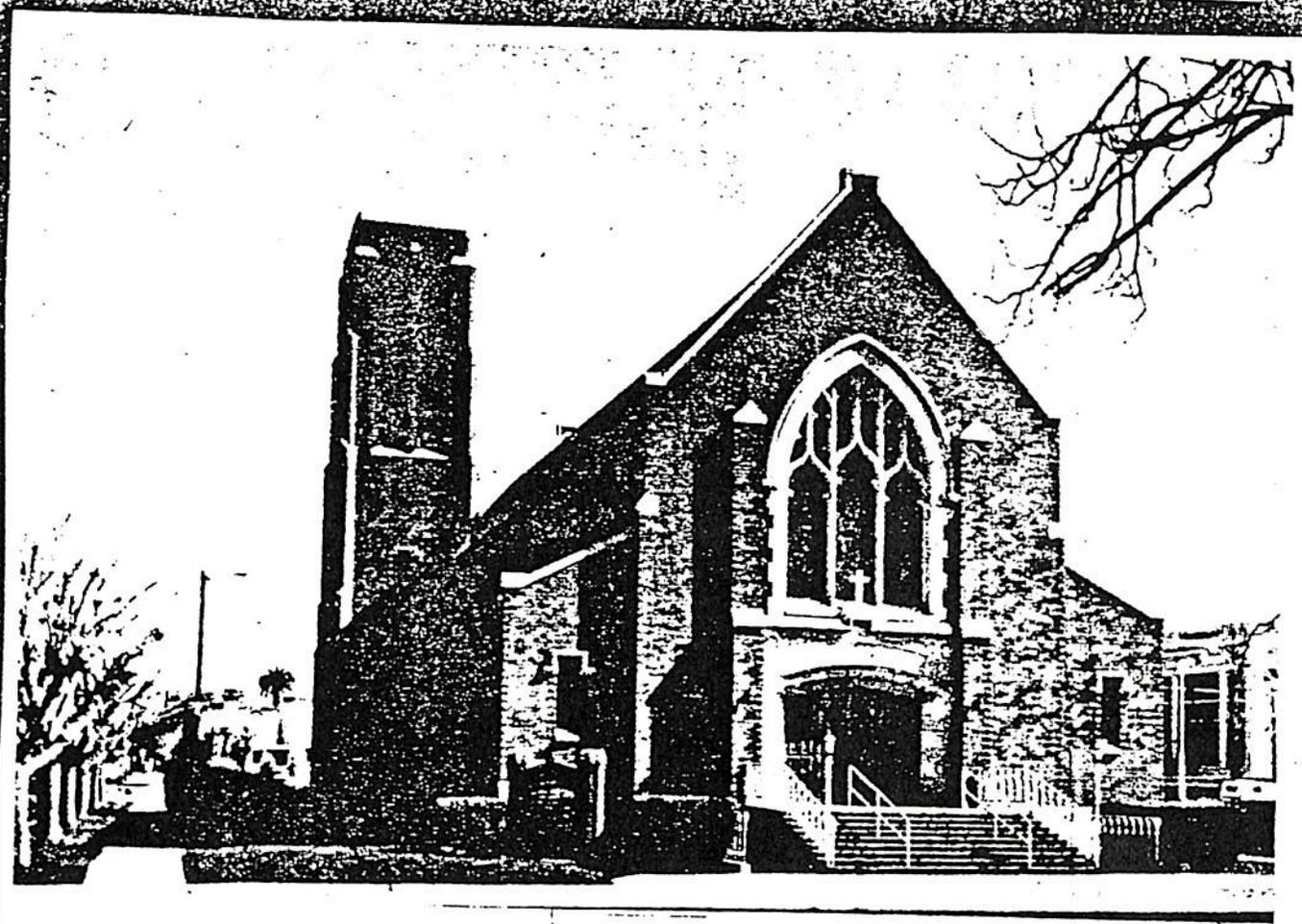
The Methodist church, built in 1923, is a study in stoic monumentality. This is architecture of almost unbearable moral fiber and immense visual weight. *After the holocaust, it is I that will remain.* As a practical exercise in neoclassicism, it is absolutely competent but not at all original. Jaastad perhaps was slightly uncomfortable with the style, and consequently put little of himself in it.

But the Lutheran church is an unheralded wonder. Jaastad was a member of this congregation, and his zest for the assignment of designing its new home is obvious.

Understand first that this church was

COVER

The architecture of Henry O. Jaastad (right) has been ignored since his retirement in the late 1950s, but no other early architect except Joesler had as large a role in shaping the Old Pueblo. Above is a detail from the facade of Safford School, designed in 1919; at left is Grace Lutheran Church, a charming, simplified Gothic Revival building that the stubborn Jaastad produced a full generation after the Gothic Revival ended.



rest of the civilized world. Jaastad, who was then nearing 80, must have seemed utterly paleolithic to the younger architects working around the city. But there is something more here than a Gothic church snatched from the pages of an outdated textbook.

First, it's more jewel-like than some. Its proportioning is perfect; the short wings attached to the main body greatly reduce the visual heft of the whole mass. The detailing is most Gothic in its clean simplicity. The tower wears no needle stretching up to pierce a hole in Heaven. In fact, if you mentally prune away the tower's little pointed arches, it turns into Art Deco. As a whole, the building almost seems poised between the Gothic Revival and Modernism.

There's something else. Your usual Gothic revival church seems to give off a cold, icy vibrations. One thinks of Edinburgh under a heavy overcast. Jaastad's colorful little beauty is a church that seems as happy in the sunshine as a convertible.

But in Tucson's post-World War II building boom, Jaastad gradually faded in prominence. Says Sobin: "He was on a specifically solid ground until the 1950s,

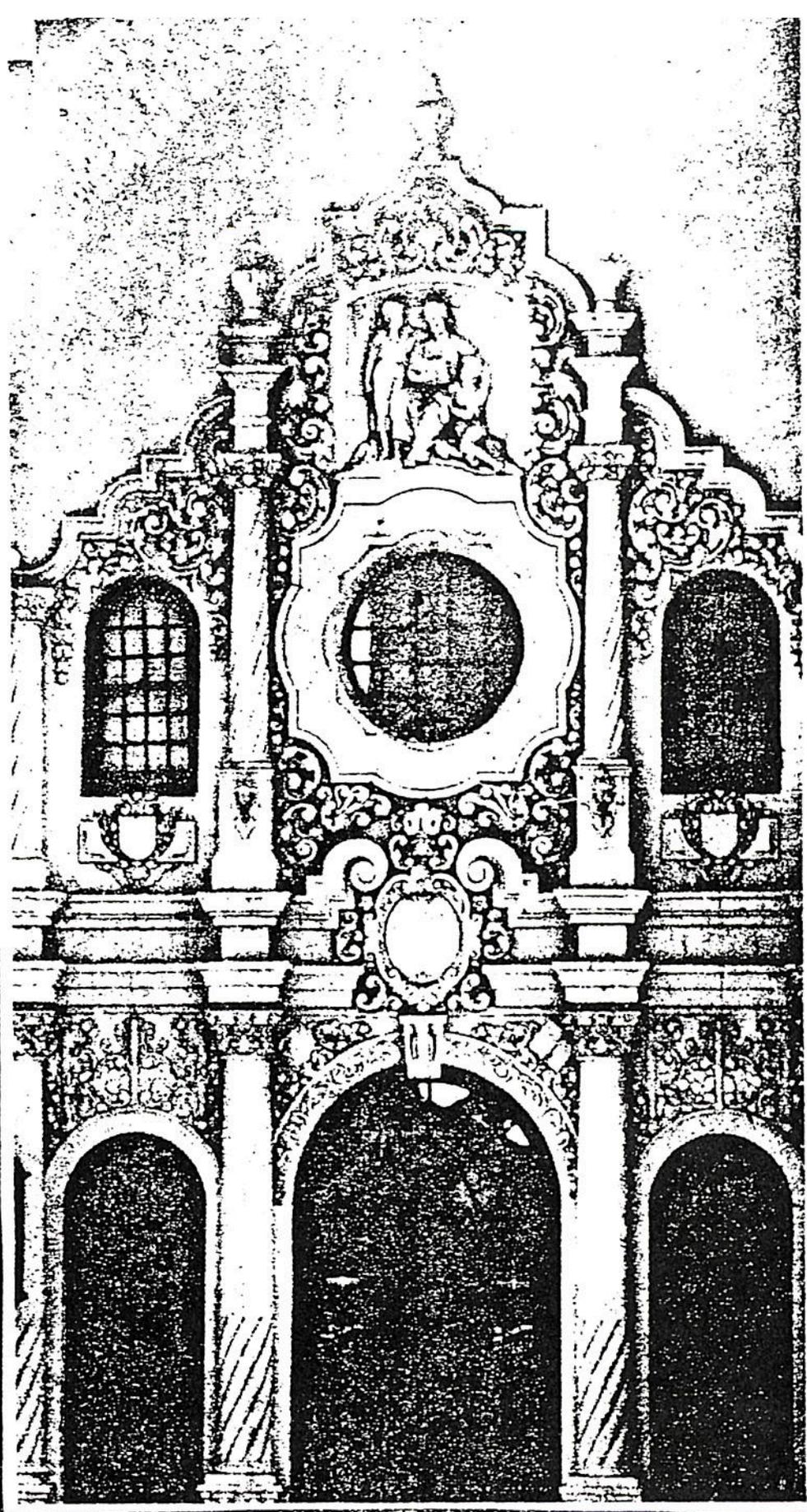
and you just couldn't do the historical as any more. He couldn't make the transition. He didn't understand what the modern movement, the International Style, was about. Architecture (to him) was supposed to be creative, beautiful, rich, living — not stripped-down Calvinist stuff."

Jaastad gave an interview to the Arizona in 1962, at the age of 90, and was still defending the use of Mission Revival and Gothic Revival. "A church ought to look like a church," he insisted.

That, and the simple pursuit of beauty, seems to have been his philosophy of design. He never developed a Jaastad style. The only thread tying all his works together is an unerring sense of graceful proportion.

Through the first third of this century, however, architects weren't expected to be personal or innovative; they had to use five or six "styles" in their vocabularies, and know which to employ in a given situation. Jaastad did this very well, and in the sheer range of architectural tongues he spoke, probably surpassed any other architect in Tucson's story.

He died in 1965, the same year that marked the passing of the El Conquistador Hotel. He had designed it, too. It was the end of an era.





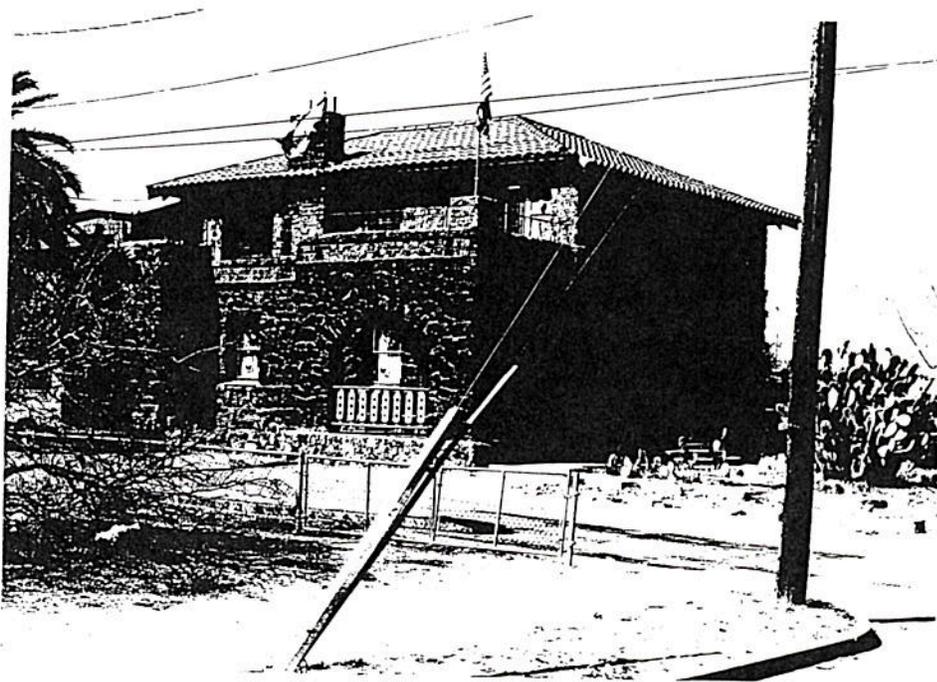
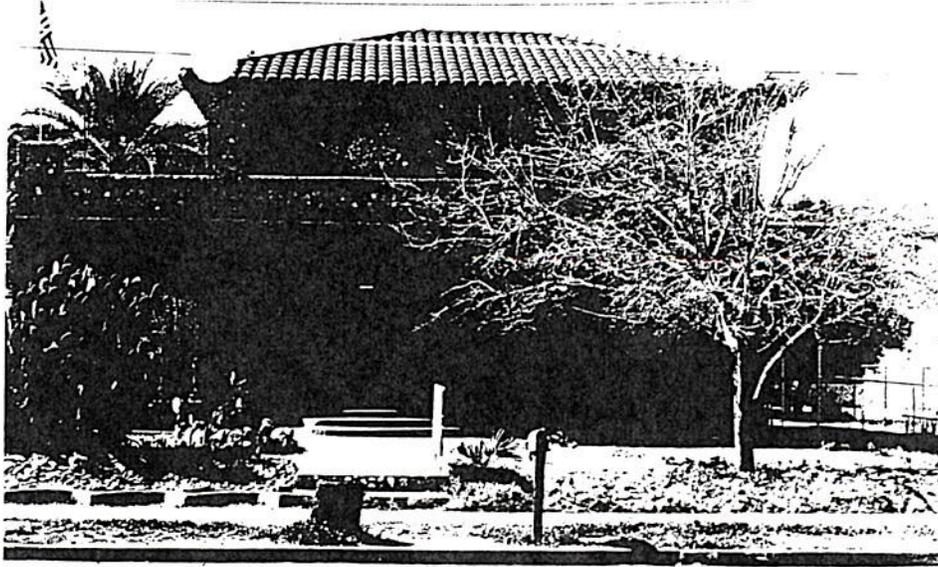
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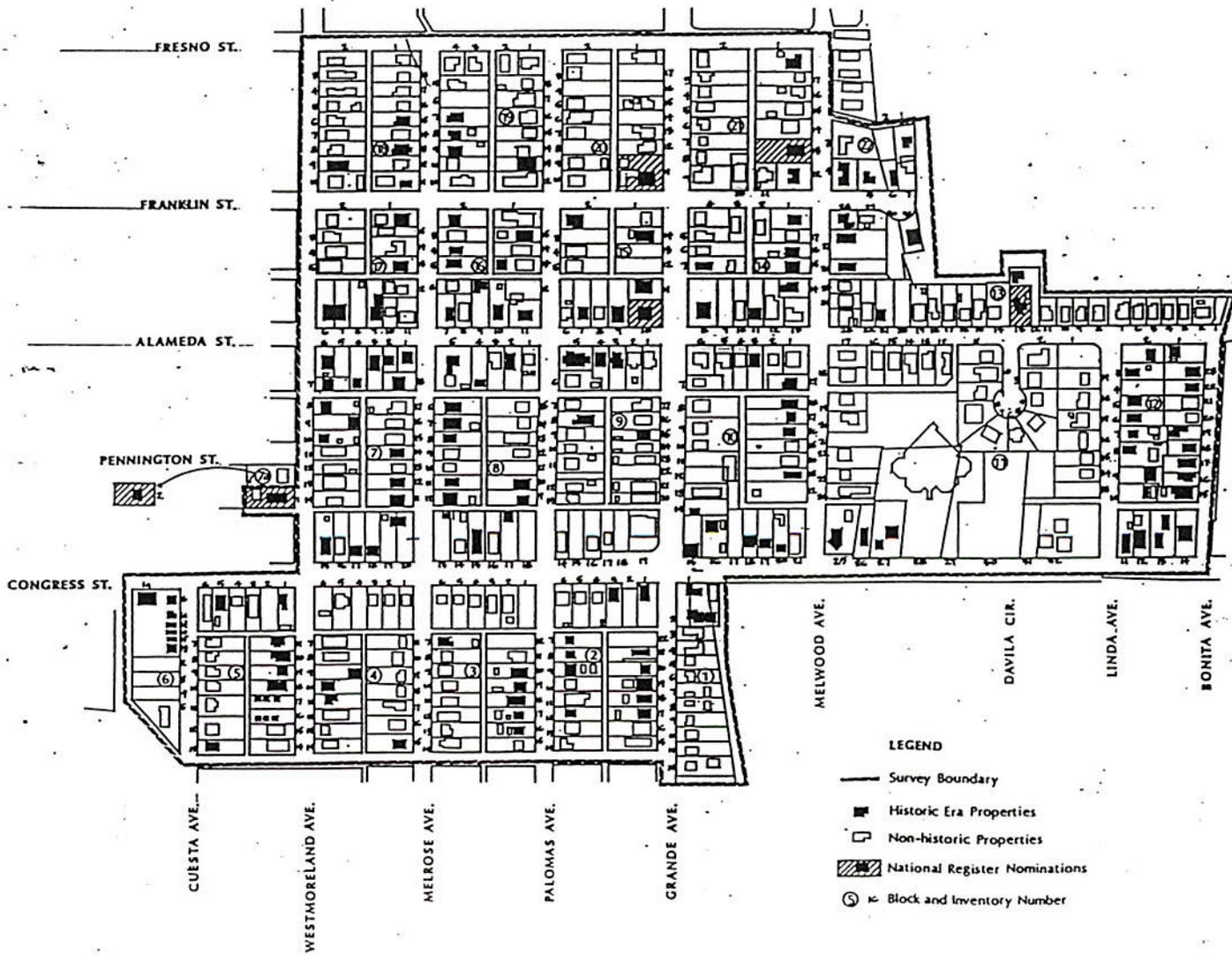
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Dodson/Escquivel House



MENLO PARK NEIGHBORHOOD SURVEY
PROPERTY INVENTORY

1" = 200'

